

Ainsworth Avenue Widening Complete

The widening of Ainsworth Avenue between the Kilbury Overpass and Oregon Avenue began in August and was completed in late September.

The project included the creation of a shoulder for disabled vehicles, curbs, gutters, sidewalks and street lights.

"This project is a significant part of the development of the Riverfront Business Park. It makes the entrance to the business park more attractive and provides safer access through this area of Pasco," said Randy Hayden, Director of Planning and Engineering.

The Port of Pasco used a federal Surface Transportation Program (STP) grant which is derived from a portion of the federal gas tax that comes back into the community to improve and upgrade major arterials.

This project completes improvements on Ainsworth Avenue that began in 2003 with a \$3 million federal appropriation which funded the realignment of the street through Big Pasco and the \$5 million overpass funded by the state of Washington in 2006.

Architect Selected

The Port of Pasco has selected BCRA Architects of Tacoma, Wash., to design the first waterfront office building at the Port's Riverfront Business Park in east Pasco. The building will serve as the anchor for what the Port hopes will be a prime office park on the shores of the Columbia River, combining high-quality office and mixed-use businesses with waterfront amenities that will become a popular public gathering space.

BCRA was chosen for its wealth of experience in planning and design of office parks for both public and private clients. The Port Commission felt BCRA's experience with waterfront planning gave it the edge for this project.

Design of the building is expected to begin in November with construction slated for early 2010.



Development Begins at Tri-Cities Airport Business Center

The Port of Pasco's new Tri-Cities Airport Business Center, located just west of the airport, took the next step in development with the construction of two buildings in the business center — the first buildings at the site. Both buildings are located to take advantage of access to the airfield on one side and public access on the other.



The Tri-Cities Airport Business Center is the new home of two local businesses and the first buildings in the new development. Gauntt Farms relocated its office/hangar from Kennewick.

Musser Bros. Inc., built a 6,700 square foot building with 1,500 of it devoted to office space in the front of the building and the remainder devoted to hangar space.

"It was very important to us to have a commercial street front so our customers can have easy access to our business, and at the same time, we wanted to be able to go out our back door to the airfield. Most airports across the country only allow development inside their airport fences so there is no public access. It is relatively rare to find a site like this," said Scott Musser. "We're excited about it."

Musser Bros., Inc. is an agribusiness auction and appraisal company and frequently uses their aircraft for business. In addition, they plan to use the new building as the site for future auctions.

The business is relocating from Kennewick. "With the uncertainty at Vista Field, we wanted to make a move. When this area became available we knew it would be a solution for us. Many of our customers

are also in the Pasco area, so it makes it convenient for them," said Musser. "With the new Argent exit, it is like we have a private entrance to our business. It makes it really nice. Now we are looking forward to having more neighbors."

The building is designed to replicate a vintage hangar located at Pioneer Field in Oshkosh, Wisconsin.

Just to the east of the Musser Bros. facility is the new office/hangar building being built by Gauntt Farms.

The building is a near mirror image of the Musser structure, although the exteriors are finished differently. When looking for a site to relocate his business from Vista Field, Chep Gauntt wanted access to an airfield that supported an instrument approach.

"It is very important to be able to fly in all weather. With access to the Tri-Cities Airport, I have the ability to get into the airport in any weather. It was one of the things that attracted me to the new site," said Gauntt.



The Musser Bros. Inc., building is designed to replicate a vintage hangar located at Pioneer Field in Oshkosh, Wis.

"We fly for both pleasure and business. For business we fly over our fields at least once a week. It gives me lots of information. For instance, I can see if there are areas that need additional water. I also use flying as a marketing tool, because what I learn from the air helps me put a price on my product," said Gauntt. Gauntt Farms' primary product is alfalfa for export.

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New General Aviation Hangars

One new general aviation hanger is now complete at the south end of the general aviation ramp and construction of another one is set to begin yet this year.

The new hangars are being built by Doug Watts, who built his first hangar at the Tri-Cities Airport in 2007. The recently completed hangar can house six aircraft and the one to be constructed will hold seven.

"These are really 'airplane condos.' Each bay is sold rather than rented. They are really nice and include restrooms and heated concrete floors. Doug [Watts] is a really good partner for the Tri-Cities Airport. He is stimulating the business on the general aviation side of the airport with both the building of the hangars and his other aircraft projects," said Ron Foraker, Assistant Airport Director.

The Tri-Cities Airport has two areas for private hangars: the General Aviation ramp on the eastside of the airport adjacent to North Fourth Avenue, and the new Business Center located on the south side of the airport along Argent Avenue.

Spotlight on Available Property

Looking for a business location that offers both office and warehouse space? The Port of Pasco has property in the Big Pasco Industrial Center and might be what you are looking for.

Big Pasco property includes:

- Heavy frame construction over concrete floors
- 43,200 square foot bays
- 21' ceiling clearance
- Rail access
- Truck high concrete loading dock
- 10' dock high loading doors
- Easy access to barge and highway system
- Broadband available
- Reasonable rates
- Flexible terms
- 24-hour security guard

For more information about what is available in Big Pasco, contact R. Sam Good at (509) 547-3378 or by emailing sgood@portofpasco.org.

Development Begins at Tri-Cities Airport Business Center

(Continued from page 1) Both Gauntt and his son fly and the new hangar is large enough to house both planes.

Gauntt is excited about moving into the new facility. "It is really great that we will be in the new business center. It will be a first class area and we've set the bar very high for the rest of the development," he said.

Ron Foraker, Assistant Airport Director, sees the two new buildings as a strong start to the development of the Tri-Cities Airport Business Center.

"Both of these buildings are very large, upscale hangar buildings which support the offices of the

business as well as their aircraft. They completely fit into the concept of the new business center with its unique ability to offer easy access to both the airfield and the highway," said Foraker.

"These two buildings also have great visibility and since construction began, we have received a lot of interest from other businesses about development in the business center," he said. About one-third of the lots have direct aviation access, with the remaining lots slated for general business development.

For more information about the Tri-Cities Airport Business Center, contact Ron Foraker at (509) 547-6352.

Levee Lowered at Marine Terminal



Another portion of the Columbia River levee has been lowered, making the river more accessible to the community. This portion of the levee is located between the Cable Bridge and the BNSF Bridge, running through the Port of Pasco's Marine Terminal and is part of the 23-mile Sacagawea Heritage Trail project.

"This has made a very nice improvement for pedestrians along the waterfront. It also fits in well with the Port's plans for the area once the Marine Terminal petroleum clean-up is complete. Our hats are off to the City of Pasco for funding and completing this great new levee trail for our citizens," said Randy Hayden, Director of Planning & Engineering.



You are invited to attend meetings of the Port of Pasco Commissioners. Regular public meetings are held at 10:30 a.m., the second and fourth Thursdays of each month in Port offices 904 E. Ainsworth Avenue. We hope to see you there.

The agenda of each meeting will be available on the Port's website two days prior to the meeting.

Port Commission:
Jim Klindworth, Bill Clark, Ernie Boston

Port Staff:

Jim Toomey	.....	Executive Director
Jim Morasch	.....	Director of Airports
Ron Foraker	.....	Assistant Director of Airports
Arthur Owen	.....	Airport Chief of Police
Linda O'Brien	.....	Director of Finance & Administration
Randy Hayden	.....	Director of Planning and Engineering
R. Sam Good	.....	Director of Properties & Development
Tracy Friesz	.....	Facilities Engineer
Vicky Keller	.....	Public Records

Port of Pasco:
904 E. Ainsworth
(509) 547-3378

Tri-Cities Airport:
3601 N. 20th Avenue
(509) 547-6352

Mailing Address:
P.O. Box 769
Pasco, WA 99301

Additional Port information can be found on the internet at www.portofpasco.org
Equal Opportunity Employer

Tri-Cities Aviation Offers New Options for Pilots

Pilots flying into the general aviation side of the Tri-Cities Airport now have a new option for getting fuel — filling it up themselves.

Since June, a new business on the east side of the airport has been offering self-serve aviation fuel.

“We saw a growing demand for fuel at the Tri-Cities Airport, and particularly for self-serve,” said Phil Crook, who, with his son Greg, operates Tri-Cities Aviation. “It makes it much easier for pilots. We have fuel available 24/7. If they come in at 2 a.m. and need fuel, they can get it.”

Two trucks are also available to provide fuel right to airplanes.

In addition, Tri-Cities Aviation offers access to a pilot’s lounge open 24-hours a day. “Pilots can come in to check the weather, file flight plans or even rest in a quiet room that includes recliners,” said Crook.

“What is interesting is that since opening, about 90 percent of our customer base has been from pilots either new to the Pasco airport or who

haven’t been here in years. We are attracting new business. We are trying to compete regionally with competitively-priced fuel and it is working by drawing in business that would have gone to Walla Walla or Yakima before. We are working to help grow the general aviation side of the Tri-Cities Airport,” he said.

Tri-Cities Aviation is located at the south end of the general aviation ramp. Future

plans for the business, which also provides fuel for Allegiant Air and SkyWest, is to offer a flight school, rental aircraft and maintenance.



Fuel is now available to pilots any time of the day or night, with the opening of Tri-Cities Aviation. The business offers self-service fuel and has been attracting new business to the airport.

For more information about Tri-Cities Aviation call (509) 545-6524, by e-mail at info@tricitieaviation.com or visit the website at www.tricitieaviation.com.

Airport Improvement Projects Underway

Three improvement projects are currently underway at the Port of Pasco’s Tri-Cities Airport. Funding for the projects is from an Airport Improvement Program (AIP) grant designed specifically for airport safety, capacity and planning.

The first project is a taxilane which will allow access to a taxiway for businesses located in the Tri-Cities Airport Business Center. The taxilane will be 2,000 feet long and 75 feet wide and comes off an existing taxiway.

Granite Northwest was the successful bidder on this portion of the project with a bid of \$353,400. Construction got underway in July with completion slated to be in October.

Another component of the AIP grant is the purchase of a new Airport Rescue Fire Fighting Vehicle (ARFF vehicle) which will replace a 1982 truck now in use at the airport. The new vehicle includes a 1,500 gallon water tank and will complement the 1986 1,500 gallon ARFF vehicle also in use at the airport



A new Airport Rescue Fire Fighting Vehicle (ARFF) has been ordered for the Tri-Cities Airport as a part of a large federal grant designed specifically for airport safety, capacity and planning. The new vehicle is expected to be at the airport in early 2009.

by offering the ability to respond to emergencies using both water and foam.

The new vehicle also includes a forward-looking infrared system (FLIRS) which senses infrared energy and allows a driver to see through smoke, fog and haze better.

The \$627,200 ARFF is manufactured by Oshkosh Corporation and is scheduled to be put into service in early 2009. Additional personnel safety and fire fighting equipment is also included in this portion of the project.

The third component of the grant includes the purchase of an \$180,000 interactive safety training program. The Federal Aviation Administration mandates that new, as well as existing, airport employees undergo specific safety training. The program is self-administered.

“This program is interesting because this training program is filmed right at our airport and personalized to the needs of the Tri-Cities Airport. This means that when the training tape discusses safety on a runway, it actually shows our runway to our employees. It makes it much more realistic,” said Ron Foraker, Assistant Airport Director.

Filming will begin in October.

The AIP money comes from the sale of each ticket, user fees, fuel taxes and other similar revenue sources. The amount of money each airport receives is based upon a specific formula.

Knowing the Lingo

Runway

The runway is the asphalt or concrete surface on which aircraft land and take off. Runways are under the control of the Airport Traffic Control Tower.

Taxiways

Taxiways are areas used by aircraft to get to and from the runways. Taxiways are under the control of the Airport Traffic Control Tower.

Taxilanes

Taxilanes are areas used by aircraft to access the taxiways. Taxilanes are not under the control of the Airport Traffic Control Tower.

Tarmac

Material used for surfacing roads or other outdoor areas, consisting of crushed rock mixed with tar. “The tarmac” refers to a runway or other area surfaced with such material and often used interchangeably with ramp or apron.

Ramp or Apron

The area where aircraft are parked, unloaded or loaded, refueled or boarded. The words “apron” and “ramp” are used interchangeably in most circumstances. Generally, the pre-flight activities are done on ramps and areas for parking & maintenance are called aprons.

Syngenta Building New Facility at Pasco Processing Center

Fire Update

Debris has been removed from the site of the February 8 fire which consumed a 51,000 square foot Port of Pasco building in the Big Pasco Industrial Center. The Port is currently working with its insurance company to secure the funds to rebuild the building at a location yet to be determined.

Schedule a Speaker

The Port of Pasco Speaker's Bureau is a resource for professional, civic and business organizations. Learn what a Port is, discover the facilities we operate, what current projects we are involved with as well as the Port's plans for the future. Over the past five years, the Port has evolved from property management to property development and we'd like to inform you about our efforts.

To learn more about the Speakers Bureau, or to request a speaker, contact Vicky Keller at 547-3378 or vkeller@portofpasco.org.

Tour the Port of Pasco

The Port of Pasco invites you to a tour of the Port. The tour is scheduled for Wednesday, November 5, 2008 at 11:30 a.m. in the Port's Administrative Office, 904 E. Ainsworth Avenue, Pasco. Lunch is included.

Space is limited so call today to reserve your seat — 547-3378.

Attend a Meeting

Commission meetings are open to the public and you are encouraged to attend. Public comment and input is taken at Port Commission meetings to provide Commissioners with information, public perspective and opinion on matters before them.

Port of Pasco Commission meetings are held in accordance with Washington State's Open Public Meeting Act. Port Commission meetings are held generally on the second and fourth Thursdays of each month. Meeting notices and agendas are available on the Port of Pasco's website www.portofpasco.com or through notices in the Tri-City Herald.

For more information, call the Port office at 547-3378.

A major sweet corn and vegetable seed processing company has started construction of a nearly \$42 million new, technologically-advanced facility in the Port's Pasco Processing Center. Syngenta, a Switzerland-based agribusiness company, is building the 130,000-square-foot plant which will begin operation for the 2009 corn harvest.

The Port's site was selected over other potential sites worldwide with its combination of growing conditions, isolation from other corn varieties, centralized location and attractive business climate including favorable zoning laws for agricultural businesses. Syngenta purchased 39 acres at the Pasco Processing Center for its new plant. It is consolidating facilities in the Tri-Cities by closing plants in Gilroy, Calif., and Nampa, Idaho.

Sweet corn seed will be the plant's primary product. Syngenta currently has a base of 2,000 acres being grown in the Mid-Columbia, with plans to increase that acreage to about 4,500 acres. In addition to corn, the plant will also process squash, watermelon and other melon seeds, as well as some legumes.

The plant site includes a number of buildings including a large warehouse, office building, scales and dryers. Initial plans call for up to 40 fulltime employees with additional seasonal workers.

"This project is perfect for the Pasco Processing Center. The company is making a large investment in the community and the community also receives the benefit of that tax base. The company will



Syngenta, the leader in the commercial seed market, selected the Port's Pasco Processing Center for the site of its new processing center.

use the existing capacity of the waste water treatment plant without taxing that system. Because it will process only seed, it is not in competition with food processing businesses that are already at the Processing Center. It's a wonderful win for the area. They are also very nice people, and the kind of people you like to do business with," said Sam Good, Port of Pasco Director of Properties & Development.

Syngenta is a leader in the commercial seed market. It employs 21,000 people in 90 countries and had sales in 2007 of \$2.7 million.



Construction of Syngenta's new processing center got underway earlier this year, and is expected to be in operation by the beginning of corn harvest next year.